



CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
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MEMORANDUM

TO: Historic Preservation Commission

FROM: Pete Dickinson, Planning Director
Jason Radtke, Assistant City Planner *JR*

FOR: Meeting of September 11, 2017

SUBJECT: Pullman Historic Register Nomination
Kennedy-McKee House

DATE: September 6, 2017

On June 22, 2017, Robert Franklin and Daryl Ferguson, on behalf of George Kennedy and Nancy McKee, submitted to the city a nomination to place the Kennedy-McKee House, located at 1045 NE Monroe Street on College Hill, on the Pullman Register of Historic Places (See Attachment "A," Nomination Form for the Kennedy-McKee House; and Attachment "B," Location and Zoning Map). This building was constructed in 1939.

The procedure for reviewing a nomination to the Pullman Register of Historic Places is set forth in City Code Chapter 16.60. When a nomination form is received, planning department staff checks the document to ensure the request is complete. A complete nomination includes written consent of the owner. In this case, George Kennedy and Nancy McKee provided this consent, which can be found on Page 4 of the nomination form. If owner consent is provided and the nomination is otherwise deemed acceptable for processing, the request is submitted to the city's Historic Preservation Commission (HPC) for review and action at a public meeting. The HPC makes the final decision on a local historic register nomination.

The notification requirements set forth in Section 16.60.050 stipulate that, at least 30 days prior to the public meeting, a Notice of Public Meeting shall be published in a newspaper of general circulation in the city; posted at the site; and mailed to the owner, author of the nomination, and any lessees of the subject property. This notice was published in the Moscow-Pullman Daily News on August 11, 2017; posted on August 9, 2017; and mailed to pertinent parties on August 7, 2017.

BACKGROUND

According to the nomination form, the exterior of the Kennedy-McKee House retains a high degree of architectural integrity (excepting the fireplace addition), with many original windows and other features of the Williamsburg (Colonial) Revival style, such as the dormers and plain-boxed cornice of the roof. The building itself was originally a duplex that has been converted to a single family home, and a historic garage is located on the property as well. The house was built by the original owners, Frederic and Ethel Langmas.

The house consists of one-and-a-half stories with a rectangular building plan, a full basement, and a projecting entryway. The walls of the structure are still covered in the original cladding, consisting of horizontal wood clapboard siding. The roof is medium pitched, with the aforementioned dormers and cornice.

The structure has retained most of its exterior design. It is considered a contributing property to the College Hill Historic District, as listed on the National Register of Historic Places. The front doors on the east façade are original, with original hardware. The west elevation has the rear (primary) entrance. The detached garage is a one-story structure with a medium gabled roof and horizontal plank wood siding.

The building's most notable occupant was Sidney G. Hacker. Hacker served in the Navy during World War II and later participated in the Armed Forces Special Weapons program of the Atomic Energy Commission. He chaired the Mathematics Department. He also helped create the Ph.D. program for the Math Department as well as the Honors program for WSU. In addition, he served as the first director of the James R. Jewett Observatory, designed the WSU Planetarium, and helped bring the first mainframe computer to the university.

Other notable residents include Thomas L. Hansen, architect and Associate Professor in the Department of Architectural Engineering; Paul A. Anderson, Chairman of the Department of Physics (1955-1966); and current owners George Kennedy, Professor Emeritus of English and former Chair of the Department, who has written several works on technical writing and composition rhetoric; and Nancy McKee, an Associate Professor of Cultural Anthropology and Graduate Coordinator for the Cultural Anthropology Program, having authored several works on conditions of poverty along the United States/Mexico border and analyses of gender and culture.

STAFF ASSESSMENT

Pullman City Code Section 16.60.050 sets forth the criteria for judging local register nominations. This code section is cited in Attachment "C."

Staff believes that the subject property meets the criteria for listing on the Pullman Register of Historic Places due to the age and integrity of the structure and its occupation

by notable WSC and WSU personnel. Consequently, planning staff recommends that this proposal be approved.

ACTION REQUESTED

Determine, by resolution, whether or not to list the subject property on the Pullman Register of Historic Places. A resolution reflecting planning staff's recommendation in this case is provided as Attachment "D."

ATTACHMENTS

- "A" Pullman Historic Register Nomination Form for the Kennedy/McKee House
- "B" Location and Zoning Map
- "C" Code Section Regarding Criteria for Judging Local Register Nominations
- "D" Draft HPC Resolution

Pullman Register of Historic Places Nomination Form

City of Pullman-Pullman Historic Preservation Commission,
325 SE Paradise St., Pullman, Washington 99163

RECEIVED
JUN 22 2017
PUBLIC WORKS/PLANNING

1. Name of Property

Historic Name and/or Common Name: Kennedy-McKee House

2. Location

Street Address: 1045 NE Monroe St.

City, State, Zip Code: Pullman, WA 99163

Parcel Number: 110550001010003

Plat or Addition: Lawrence and Holbrook

3. Owner(s) of Property

Name: George E. Kennedy and Nancy P. McKee

Street & Number: 1045 NE Monroe St.

City, State, Zip Code: Pullman, WA 99163

Telephone Number/E-mail: gkenedy@wsu.edu

4. Classification (check all that apply)

Resource Type	Property Ownership	Property Status	Present Property Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition		<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> district			<input type="checkbox"/> government	<input type="checkbox"/> scientific
			<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> in process		<input type="checkbox"/> military	<input type="checkbox"/> other
	<input type="checkbox"/> being considered			

5. Description

Architectural Description

(enter categories from instructions)

Williamsburg Revival

Condition

☐ excellent
☒ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

☒ unaltered
☐ altered

Check One

☒ original site
☐ moved & date _____

Provide a narrative description of the present and original physical appearance on one or more continuation sheets.

6. Nominated Elements

Please list the significant elements of the property that are to be included in the nomination by checking the appropriate elements below. Each checked element should be specifically described in the narrative section and photographs of each element should be supplied.

☒ Principal Building or Structure.

☐ Historic Additions.

☐ Historic Landscaping, Fencing, Walkways, Gardens, Objects (e.g. water fountains, statues), and any Other Historic Constructions.

☒ Ancillary Buildings or Structures, Outbuildings.

☐ Interior Spaces or Other (Inventory in the Narrative).

☐ Historic or Archaeological Site.

7. Pullman Register of Historic Places Criteria

List all criteria of P.C.C. 16.60.050(1) that you believe qualify the property for the Pullman Register of Historic Places.

(b) embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction

8. Statement of Significance

Provide a narrative statement of significance on one or more continuation sheets.

9. Previous Studies Done at the Property

List previous surveys, investigations, and forms completed at the property.

National Register of Historic Places, College Hill Historic District, Pullman, Whitman County, Washington, National Register # 06000701

10. Geographical Data (Attach additional sheets if necessary)

Acreage of Property: .256 Acres

Written Boundary Description: The nominated property is bounded by the legal description as recorded in the Whitman County Assessors Office appraisal records for the Single-family Residence, and is recorded as Tax Parcel No. 110550001010003

Written Boundary Justification: The boundary of the nominated property is the former Double-family and now Single-family Residence historically associated with the property.

11. Form Prepared By

Name and Title: Robert Franklin and Daryl Ferguson

Organization: College Hill Association

Telephone Number/E-mail: 907-223-4778/robert.franklin@wsu.edu

Street and Number: 1017 Thayer Drive

City, State, Zip Code: Richland, WA 99354

Date: 06/04/2017

12. Bibliographical References

Provide a bibliography on one or more continuation sheets.

13. Additional Documentation

Required Map: Suitable maps can be found using Google Earth, bing.com/maps or similar mapping application (aerial photograph, Sanborn Map, USGS Quad, or other maps optional)

Photographs: All photographs should include a caption with a description and the direction photo was taken.

Provide maps and photographs on one or more continuation sheets.

14. Signature of Owner(s) Print name following signature(s).

George E. Kennedy GEORGE E. KENNEDY
Nancy McKee Nancy P. McKee

15. Notary Seal:

STATE OF WASHINGTON)

) ss.

County of Winitan)

On this day personally appeared before me, George Kennedy and Nancy McKee to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of June, 2017.



Jessica J. Jaquish
Signature

Jessica J Jaquish
Printed

NOTARY PUBLIC in and for the State
of Washington.

My commission expires: 4/19/18.

16. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____

Commission Decision: _____ Approved
as to Form: _____

Date: _____

Universal Transverse Mercator (UTM): (Zone 11, NAD1983):

I hereby certify that this property has been listed in the Pullman Register of Historic Places.

CHAIR, City of Pullman, Historic Preservation Commission

Date

**Continuation Sheet, Pullman Register of Historic Places Nomination: Narrative
Description of the Present and Original Physical Appearance (use as many pages as
necessary)**

The house is a one-and-one half story with rectangular plan, a full basement, a projecting entryway on the east façade, and was originally built as a duplex. Alterations to the interior have connected the two halves of the house. The basement is poured concrete and the cladding is horizontal wood clapboard siding, except for in dormer fronts and gable peaks. The medium gable roof has a boxed cornice with gutters, and is covered with asphalt-composition shingles. A single stack chimney of common bond rises on the west elevation with a belt below the top three layers of brick. The house is well maintained with only minor changes to its original design, including the addition of a fireplace and metal chimney on the north elevation. A concrete path from NE Monroe Street leads to the front entrance on the east façade; however, the primary entrance is the back entrance on the west elevation that is accessed via an alleyway. The west side of the property also features a historic garage that is detailed at the end of the description. The home is in the Williamsburg Revival style, with the dormers, pitched roof, and plain-boxed cornice with returns. All of the original windows of the main structure and wing are unchanged and in good condition. Overall the house retains an excellent degree of architectural integrity excepting the fireplace addition.

The architectural description starts from the east façade and travels clockwise around the house. The garage structure is described in a separate paragraph at the end. On the east, or front, façade, a poured concrete path from Monroe Street leads to poured concrete steps flanked by wooden railings and two symmetrical front doors on the projecting gabled entryway. At the peak of the gable, the orientation of the cladding becomes vertical. The doors have plain surround and eight panes, four of which are recessed panels, and a four-pane recessed fan panel at the top of the doors. The south door has a knocker. The front doors are original with original hardware and

are fronted by a two-pane storm door. To the south of the south door is a mailbox and a porch light. Above the doors is a louvered vent. Being a duplex the windows and architectural features on the first and half-story are symmetrical. At the basement level there are two windows, one on each side of the entry. The south basement window has three panes, while the north basement window, on the downhill side, has six. On the first story are two twelve-pane windows with narrow, grooved trim and mullion. The windows have hardware for storm windows. At the half-story are two gables with a short return. In each gable is a two-sash window with six panes each, plain trim and surround with a wood slipsill, and both are fronted by a storm window.

At the south elevation basement level are three three-pane windows. At the first floor are three windows identical to the windows on the east façade dormers. On the half-story are two windows identical to the previous windows. All windows on this elevation have aluminum storms. At the roofline is a louvered vent set in gable peak with vertical cladding.

The west elevation is the primary, and rear, entrance. From the alleyway a concrete path leads to poured concrete steps and a porch with a shed roof. To the south of the concrete path are scattered stones and a brick square that serves as an outside gathering area. The porch is flanked by wooden rails that extend to the sides of the open porch, which is supported by three wooden posts with minor detail on the top. On each side of the steps are coal chute doors. The north step railing has an added metal railing. Like the front entryway, this entryway is symmetrical with the exception of a basement entry, which is south of the porch. On the porch are two doors with nine panes and plain surround fronted by single-pane screen storm doors with screen, all of which appear to be original. Flanking each door are two vertical rectangular two-sash windows with four panes on the top sash, plain trim and slipsill, and fronting these are storm screens. At the center are two electrical service cabinets with wooden doors and plain surround.

At the west elevation's basement level, north of the porch is a window with three panes, with plain surround, slipsill, and a vent where the southernmost pane originally was. To the south of the porch are poured concrete steps that lead to a five-panel door with four panes on top. To the north of the door is a six-pane window with plain surround with a wood slipsill. The bottom left pane is replaced with wood. On the first floor flanking the rear entrance are two double-hung, two sash windows with six panes each, with plain surround and wooden sill. At the half-story, flanking the rear entrance porch roof are two windows of the same configuration as those on the first story. Above the porch roof are two significantly smaller double-hung windows that correspond to the second floor bathrooms. These windows are six-over-one.

At the north elevation at the basement level poured concrete steps lead to a ten-panel door with plain trim and surround. Nine of the panels are windowpanes. To the east of the door are two two-sash six-pane windows with plain surround and wooden sill. At the first story is a fireplace addition with horizontal clapboard wood siding that closely matches the original. A metal chimney rises from the structure to the roofline and is connected to the house by two metal supports and a wire. At the first and half stories the north elevation is identical to the south.

The detached garage is a one story rectangular structure with a medium gable roof covered in asphalt composition shingles and gutters attached to the side. The siding is horizontal plank wood. At the east elevation are two vertical wood plank doors with plain surround that correspond to the passenger side of each garage stall. The south and north elevations are plain, with the south having an added handrail that runs the length of the building. The west elevation is open with a center support and provides access to store two vehicles.

Continuation Sheet, Pullman Register of Historic Places Nomination: Narrative Statement of Significance (use as many pages as necessary)

The Kennedy-McKee house, a one and one-half story Williamsburg Revival home located at 1045 NE Monroe Street in Pullman's College Hill Historic District, is 78 years old, well-maintained and in excellent condition. The home has retained its original exterior design, original windows, and original cladding. The house is a historic, contributing property in the College Hill Historic District, listed on the National Register of Historic Places. Furthermore, the Kennedy-McKee house, like many homes built on College Hill during the first three decades of the twentieth century, has deep connections to the growth and mission of Washington State College (WSC) and later Washington State University. The need for small, shared, and affordable housing was crucial to the growth of Washington State University and the Colonial Revival elements of the home blend in well with its surroundings and give the duplex a timeless quality amplified by its excellent condition.

Frederic and Ethel Langmas built the home in 1939, and rented it out to faculty at then-Washington State College for many years until the current owners, George Kennedy and Nancy McKee, purchased it in 1985. The first tenants in 1940 were Harold H. Rhodes, an instructor in Economic Geography, and David C. Smith, an Associate Geneticist at the USDA. In 1941 Orville J. Trenary, an Assistant Professor of Agricultural Engineering is the only listed occupant. The building's most significant occupant, Sidney G. Hacker, resided in one-half of the building for 13 years from 1943 to 1956. Hacker came to WSC as an Assistant Professor of Mathematics with his wife Evelyn. During his thirty-seven years at WSC/WSU Hacker served in the Navy during WWII, working on rockets and ballistics, and later participated in the Armed Forces Special Weapons program of the Atomic Energy Commission in 1951. Between 1955 and 1966, he chaired the Mathematics department and helped create the Ph.D. program. Later in his career Dr. Hacker helped establish the Honors Program at WSU in 1960, served as first director for the

James R. Jewett Observatory, designed the WSU Planetarium, and helped bring the first mainframe computer to WSU.

Other WSC/WSU personnel lived at the residence with the Hackers during the 40s and 50s; however, records become hard to search after the early 1960s, due to the growth of the college and the transient nature of the duplex. Notable other residents include Thomas L. Hansen, Architect and Associate Professor in the Department of Architectural Engineering, from 1944-1947; and Paul A. Anderson, Chairman, Department of Physics from 1958-1961, and his wife Mary. A., who held the position of instructor in the School of Education. George E. Kennedy and Nancy P. McKee purchased the home in 1985, four years after their initial occupancy. George Kennedy is Professor Emeritus of English and former Chair of the Department of English from 2003 to 2012. George has authored several works on technical writing and composition/rhetoric. Nancy McKee is an Associate Professor of Cultural Anthropology and Graduate Coordinator for the Cultural Anthropology Program at WSU. Nancy has authored several works on conditions of poverty along the United States/Mexican border and analyses of gender and culture in America and cross international cultures,

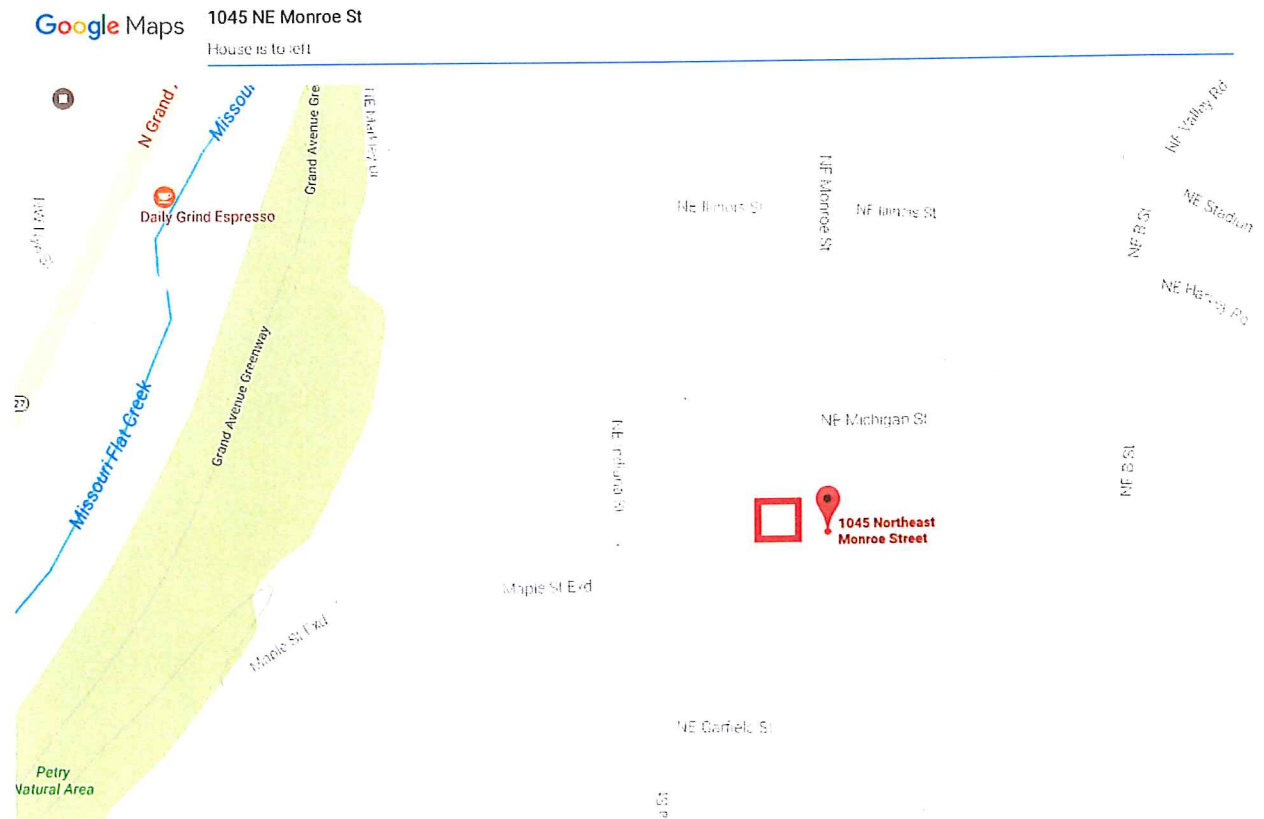
Continuation Sheet, Pullman Register of Historic Places Nomination: Bibliography (list previous reports and published references that document the history and significance of the property)

Faculty Records. Unprocessed Collection. Manuscripts, Archives and Special Collections.
Washington State University.

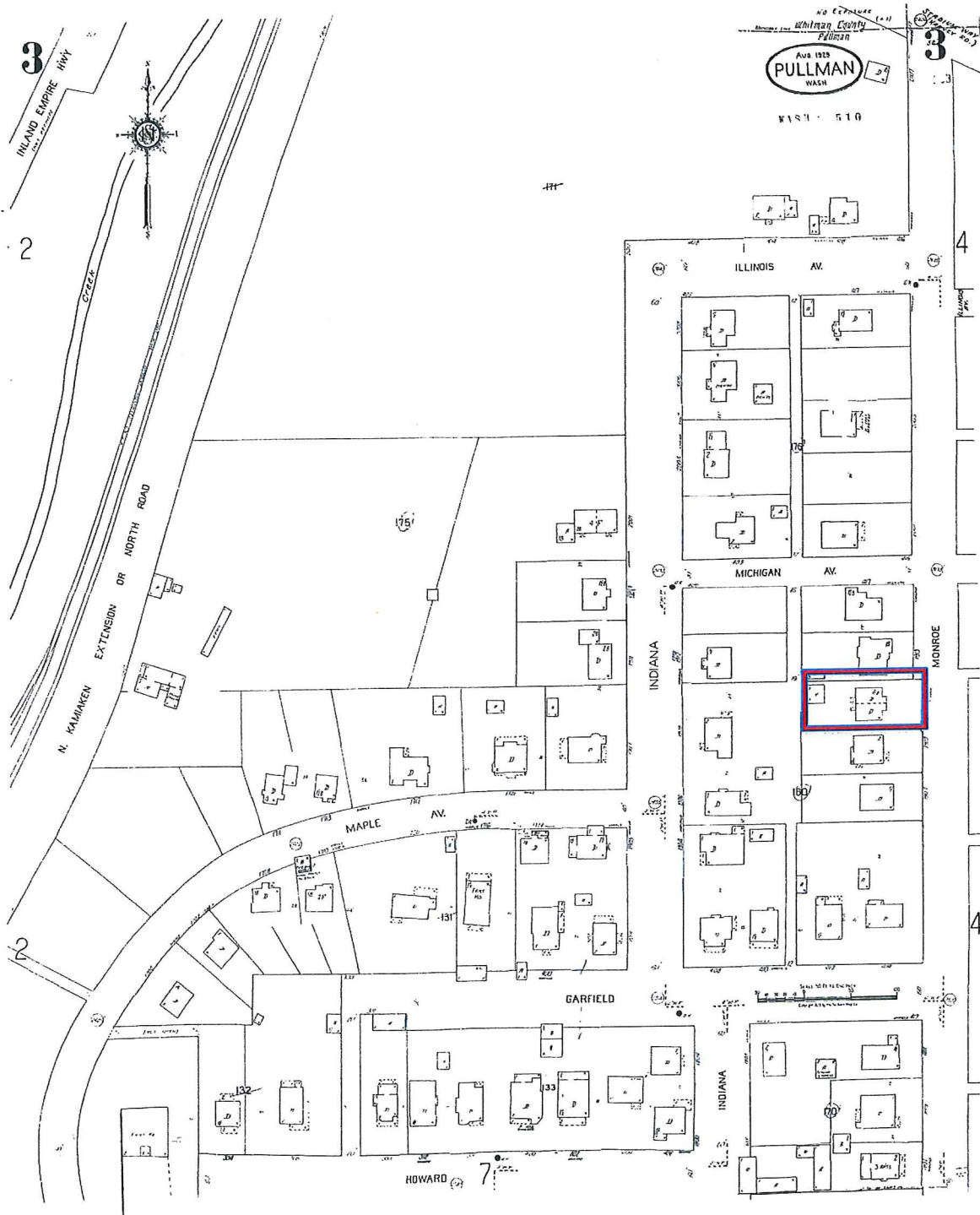
National Register of Historic Places, College Hill Historic District, Pullman, Whitman County,
Washington, National Register # 06000701.

Sidney G. Hacker Papers. MSSM.074. Manuscripts, Archives and Special Collections.
Washington State University.

Continuation Sheet, Pullman Register of Historic Places Nomination: Google Earth, Bing or similar map required (aerial photograph, Sanborn Map, USGS Quad, other maps optional)



Continuation Sheet, Pullman Register of Historic Places Nomination: Additional Maps,
Architectural Plans



1045 NE Monroe outlined in red

**Continuation Sheet, Pullman Register of Historic Places Nomination: Photographs,
including any Historic Photographs of the Property.**



East façade with entrances and dormers



South elevation, taken from neighboring property



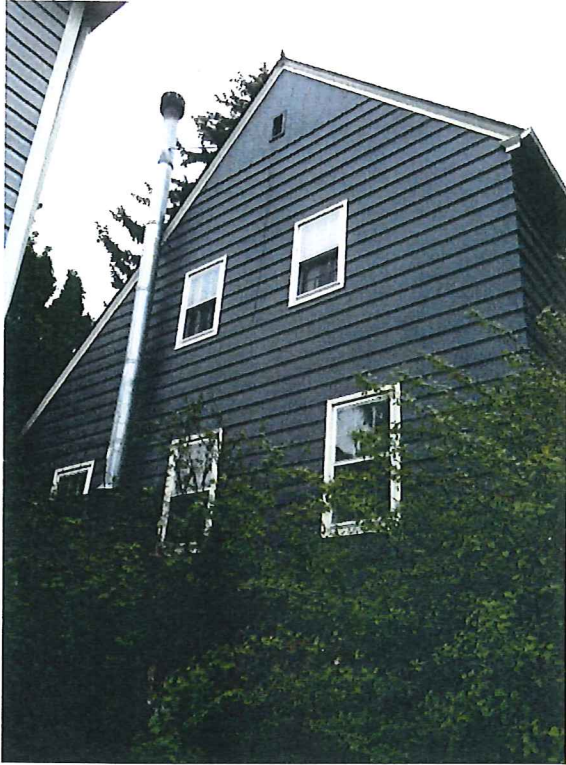
West elevation



Poured-concrete stairs leading to basement entrance on west



North basement entrance



North elevation of wing taken from neighboring property



Fireplace addition on west elevation



Historic garage from southeast corner

Continuation Sheet, Pullman Register of Historic Places Nomination: Other Documentation (e.g. newspaper clippings, obituaries of former owners or residents).



Prof. Stanley G. Hacker, Assistant Professor of Mathematics, Washington State College



Stanley Hacker, posing in front of home

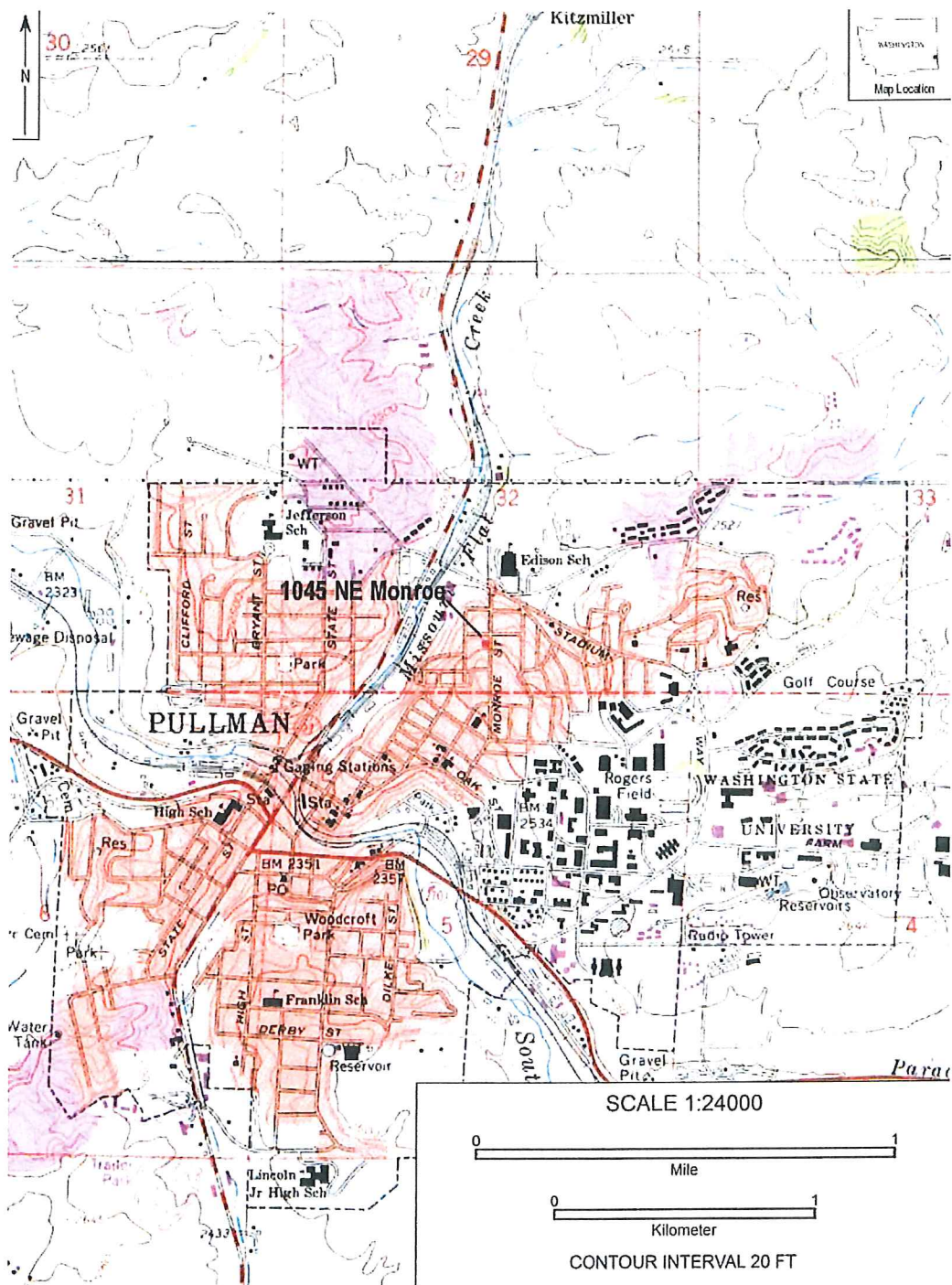


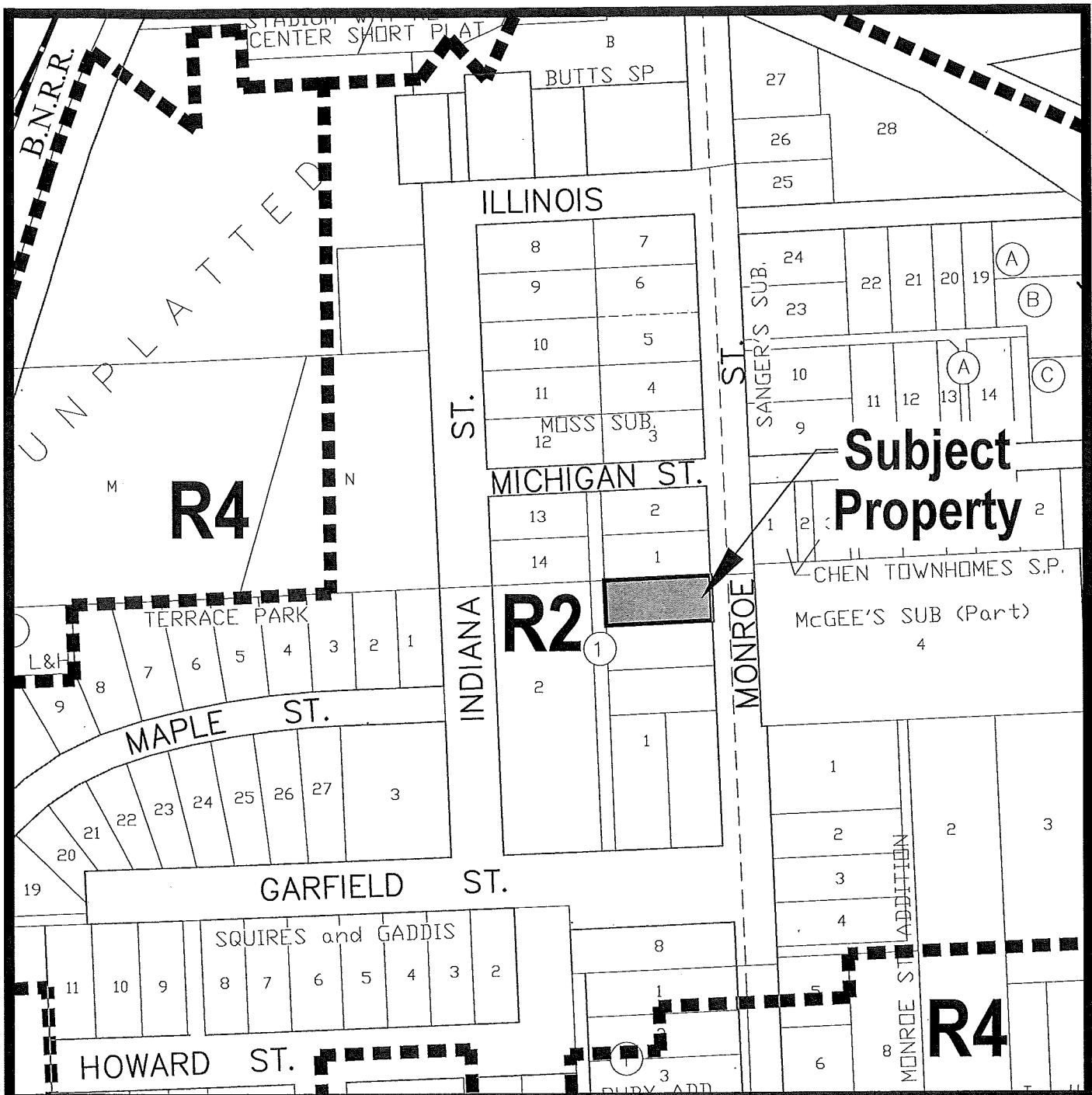
Evelyn White Hacker, posing in front of home

IDENTIFICATION CARD UNITED STATES NAVAL RESERVE	
<i>This is to certify that</i>	
NAME	RANK OR RATING
Sidney G. Hacker	Lt.
ADDRESS	
1911 Monroe St., Pullman, Washington	
<i>was this date released to inactive duty in the Naval Reserve of the United States Navy</i>	
DATE ISSUED	SIGNATURE AND TITLE OF VALIDATING OFFICER
31 March 1946	<i>[Signature]</i> CSC, USN
NAVPERS-904 (REV. 9-45)	

Naval Reserve Card for Sidney G. Hacker showing address

Continuation Sheet, Pullman Register of Historic Places Nomination: USGS Quadrangle Map (Pullman 7.5 minute)





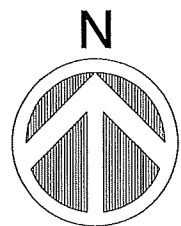
SUBJECT PROPERTY



ZONING DISTRICT BOUNDARY

P:\Engr & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER\6-Historic Places\1045 NE Monroe St\HP-1045 NE Monroe St.dwg

LOCATION & ZONING MAP



KENNEDY / MCKEE
HOUSE

16.60.050 Pullman Register of Historic Places.

- (1) Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the Pullman Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:
- (a) is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
 - (b) embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - (c) is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
 - (d) exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history;
 - (e) is associated with the lives of persons significant in national, state, or local history;
 - (f) has yielded or may be likely to yield important archaeological information related to history or prehistory;
 - (g) is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event;
 - (h) is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person;
 - (i) is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
 - (j) is a reconstructed building that has been executed in an historically accurate manner on the original site; or
 - (k) is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

**BEFORE THE HISTORIC PRESERVATION COMMISSION
FOR THE CITY OF PULLMAN**

In the Matter of the Proposed
Nomination of the Kennedy-McKee
House to the Pullman
Register of Historic Places

) Resolution No. HPC-2017-2
)
) A Resolution Representing the
) Official Determination of the City of
) Pullman Historic Preservation
) Commission

WHEREAS, a completed nomination form was submitted to the planning department with the intent of listing the Kennedy-McKee House, located at 1045 NE Monroe Street, on the Pullman Register of Historic Places; and,

WHEREAS, a notice of the Historic Preservation Commission public meeting on this matter was published in the Moscow-Pullman Daily News on August 11, 2017, posted at the site on August 9, 2017, and mailed to pertinent parties on August 7, 2017; and,

WHEREAS, a public meeting was held before the Historic Preservation Commission on September 11, 2017 in the Council Chambers at City Hall, SE 325 Paradise Street, Pullman, Washington, at which time public comment from persons interested in the proposed nomination was solicited; and

WHEREAS, this Commission has considered the criteria for listing a property on the Pullman Register of Historic Places as set forth in Pullman Zoning Code Section 16.60.050, and has determined that the subject nomination conforms to said criteria;

NOW, THEREFORE, the Historic Preservation Commission for the City of Pullman hereby makes and enters its formal

Decision

The proposed nomination of the Kennedy-McKee House, located at 1045 NE Monroe Street, is hereby approved, thereby listing this property on the Pullman Register of Historic Places.

DATED this _____ day of _____, 2017.

Ned Warnick, Chairperson
Pullman Historic Preservation Commission

ATTEST:

Pete Dickinson, Planning Director